

**ATTACHMENT C
NOTICE OF EXEMPTION**

2026 APR -6 P 1:56

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Veronica King, Planning and Development Department

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

APN: 063-233-010

Case No.: 22CDH-00000-00001

Location: 4121 Creciente Drive

Project Title: Lowe Tree, Steps, and Pipe Removal

Project Applicant: Marc Lowe

Project Description: The request is for a Coastal Development Permit (with hearing) to remove beach-access stairs and a drainage pipe from the bluff face, install a new drainage pipe, and to validate the prior removal of a deceased oak tree. No grading is proposed. Removal of beach-access stairs shall be conducted using hand tools only, with no heavy equipment permitted on the bluff. The parcel will continue to be served by the La Cumbre Mutual Water Company, an existing private septic system, and the Santa Barbara County Fire Department. Access is provided by a private road off Creciente Drive. The property is a 2.48-acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-233-010, located at 4121 Creciente Drive in the Eastern Goleta Valley Community Plan area, Second Supervisorial District.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Entity Carrying Out Project: Marc Lowe

Exempt Status:

- Ministerial
- Statutory Exemption
- Categorical Exemption
- Emergency Project
- Declared Emergency

Cite specific CEQA and/or CEQA Guidelines Section: 15301 [Existing Facilities]

Reasons to support exemption findings:

The proposed project is categorically exempt from environmental review pursuant to Section 15301 [Existing Facilities] of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Section 15301 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Because the project consists of the removal of existing beach-access stairs, the replacement of an existing drainage pipe, and the validation of the prior removal of a deceased oak tree, which are activities that constitute minor alterations to existing facilities and do not result in an expansion of use, it qualifies for a categorical exemption under State CEQA Guidelines Section 15301.

The proposed project does not involve unusual circumstances, including future activities, resulting in or which might reasonably result in significant impacts which threaten the environment. The exceptions to the categorical exemptions pursuant to Section 15300.2 of the State CEQA Guidelines are:

- (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.**

This exception to the categorical exemption does not apply since the project is not located in a designated sensitive environment area. No significant vegetation will be removed to accommodate the project. There are no known landslides, expansive soils, or other environmental resources of hazardous or critical concern designated or precisely mapped within the area of proposed development. Therefore, the project is not expected to impact environmentally sensitive habitat.

- (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.**

This exception to the categorical exemption does not apply. The project consists solely of the removal of a deceased oak tree, the removal of an existing broken drainage pipe and replacement with a new pipe serving the same function, and the removal of unpermitted beach-access stairs from the bluff face. These actions involve the removal or replacement of existing improvements and do not increase development intensity or introduce new uses. There is no evidence of similar projects occurring in the immediate area that, when considered together with the proposed project, would result in a significant cumulative

environmental impact. Accordingly, the project will not contribute to cumulatively considerable effects over time.

- (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.**

This exception to the categorical exemption does not apply. There is no substantial evidence that the project involves unusual circumstances, including future activities, resulting in or which might reasonably result in significant impacts which threaten the environment.

- (d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.**

This exception to the categorical exemption does not apply. The subject property is located in a developed residential neighborhood with a private driveway and is not visible from any designated scenic highway. Therefore, the development will not result in damage to scenic resources within a highway officially designated as a state scenic highway.

- (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.**

This exception to the categorical exemption does not apply. The project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code (hazardous and toxic waste sites). In addition, there is no evidence of historic or current use or disposal of hazardous or toxic materials on the project site.

- (f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.**

This exception to the categorical exemption does not apply. The project will not be located on or near any historical resources and will therefore have no impact on any historical resource.

Lead Agency Contact Person: Veronica King

Low Tree, Steps, and Pipe Removal; 22CDH-00000-00001
December 17, 2025
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Phone #: (805)568-2513 Department/Division Representative: Veronica King

Date: _____

Acceptance Date: _____

Distribution: Hearing Support Staff

Date Filed by County Clerk: 4/6/2026

Document I